

SUPERFUND

Fact Sheet

Northwest Pipe and Casing/Hall Process Company Site



U.S. Environmental Protection Agency

April 1999

Update on activities at the Northwest Pipe and Casing/Hall Processing Company Superfund Site.

Recent Activities at the Site

Since our last Fact Sheet in May 1997 the following activities have been completed. They are discussed in more detail starting on page two of this fact sheet.

- **Risk Study Complete.** The EPA study of the potential risks to people and the environment from the contaminants at the site, called the Risk Assessment, has been completed.
- **Extent of Contamination Determined.** The EPA comprehensive investigation of the nature and extent of the contamination at the site (called the Remedial Investigation, or RI) has been completed.
- **Tanks and Debris Removed.** Several actions have been taken to reduce risks to people and the environment posed by the site.
- **Settlements with Responsible Parties Finalized.** EPA has settled with several responsible parties. The settlements include payments that will be used to pay part of the costs of site cleanup.
- **Site Name Modified.** The name of the site has been modified.

More details about these activities are provided starting on page 2.

Background and Brief History of the Site

The Northwest Pipe and Casing/Hall Processing Company Site is the former location of pipe manufacturing and coating activities conducted from the mid-1950s up to 1986. It is located between Lawnfield and Mather Roads, in a light-industrial area of Clackamas, Oregon. The 53 acre site consists of three properties owned by Wayne Hall Jr., Oregon Department of Transportation (ODOT) and Northwest Development Company (NDC).

The southern part of the site was used as a pipe coating facility by Hall Processing Company (HPC) from 1956 to 1978. Activities included sandblasting pipes with steel shot, spraying them with primer, and coating them with a heated material containing coal tar. Waste materials from these activities were buried on site. In 1978, HPC ceased operations and the facility was leased to Northwest Pipe and Casing (NWPC) which continued to operate the pipe coating facility until 1985.

NWPC manufactured pipe on the northern part of the site between 1966 and 1985. In 1985 NWPC ceased operations and filed a Chapter 11 bankruptcy. NWPC sold a portion of the northern parcel to the ODOT and another portion to NDC. NWPC's bankruptcy reorganization plan was approved in December 1986. The ODOT and NDC properties have been built upon and paved over, so the potential for people to contact the buried contaminated materials has been significantly reduced. Groundwater beneath these properties is being monitored.

Initial EPA studies indicated that soil and groundwater at the site are contaminated with volatile organic compounds associated with solvents, polycyclic hydrocarbons associated with coal tar and polychlorinated biphenyl, often used in electrical capacitors and transformers and potentially in lubricating oils. EPA placed the Northwest Pipe and Casing/Hall Processing Company site on the National Priorities List (NPL) of Superfund sites on October 14, 1992.

POTENTIAL RISK TO PEOPLE AND THE ENVIRONMENT EVALUATED.

EPA evaluated potential adverse effects to people and the environment from the contaminants at the site.

- **Risks to People.** Both cancer and non-cancer risks were evaluated. In particular the evaluation looks at these types of people:
 - transients that currently use the site;
 - future on-site workers; and
 - future off-site residents.
- **Ecological Risks.** The environmental assessment evaluated potential threats from site contaminants to terrestrial (mammals, birds and plants) and aquatic organisms (fish and benthos). It includes evaluation of potential impacts on threatened or endangered species.

A copy of the Risk Assessment will be available in the site repository after May 1, 1999. The Risk Assessment will also be discussed in more detail in the Proposed Plan. See the "For More Information" section at the end of this fact sheet for information about the site repository.

REMEDIAL INVESTIGATION COMPLETED.

In 1998 EPA completed a comprehensive investigation of the nature and extent of contamination at and in the vicinity of the site.

More than 700 samples of soil, groundwater, surface water and surface water sediments were collected and analyzed for potential contaminants. Three main burial areas, containing coal tar, wood, plastic and metal were confirmed.

A summary of the contamination at the site follows:

Soils.

The soil underlying and surrounding the former pipe coating plant buildings and soil in other areas of the site were determined to be contaminated with polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs) and to a lesser extent volatile organic compounds (VOCs).

Groundwater.

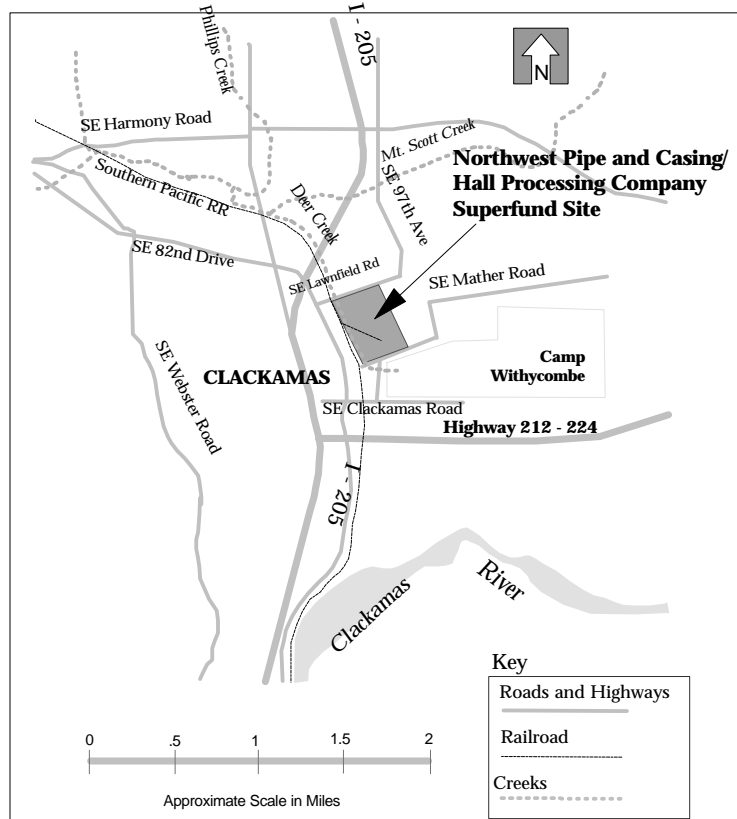
Primary contaminants detected in Groundwater at the site were chlorinated solvents - including perchloroethene (PCE), trichloroethene (TCE) and vinyl chloride.

Surface Water and Sediment.

Few site-related contaminants were detected in surface water in the drainage channels adjacent to or down gradient of the site. Sediments in the drainage channels generally contained low levels of PCBs and PAHs.

The nature and extent of the contamination will also be discussed in more detail in the Proposed

Northwest Pipe and Casing/Hall Processing Company Location Map



Plan.

The full results of the Remedial Investigation, which includes further detail on the contaminants is available at the site repository. See the "For More Information" section at the end of this fact sheet for information about the site repository.

UNDERGROUND STORAGE TANKS REMOVED.

In late 1998, two underground storage tanks were removed from the site. The first was an empty 12,000-gallon capacity tank formerly used to store diesel fuel. The second was a 1,000-gallon capacity tank that still contained about 120 gallons of gasoline and water.

Approximately 77 tons of petroleum-contaminated soil were also removed from the two tank pits and decontaminated at an approved off-site facility.

Soil and groundwater samples collected in the area after the removal confirmed that the cleanup of diesel and gasoline from these tanks was successful. Since the cleanup dealt primarily with petroleum contamination more work may be needed at these locations to cleanup other types of contaminants during the overall cleanup.

DEBRIS REMOVED.

In the spring of 1997, approximately 230 tons of surface debris consisting of scrap metal, coal tar-filled metal tubs, wood debris, coal tar chunks, automobile tires and car batteries were removed from the site and recycled or disposed of. Removal of these materials eliminated the potential that trespassers and transients might be exposed to these potentially hazardous materials.

SETTLEMENTS WITH RESPONSIBLE PARTIES FINALIZED.

Consent decrees with four responsible

parties for the Northwest Pipe and Casing/Hall Processing Site Company for partial payment of response costs were finalized in federal courts in Portland, Oregon in 1997 and 1998. The settlement decrees are with:

- Northwest Pipe and Casing Company;
- Wayne C. Hall, Jr.;
- Oregon Department of Transportation; and
- Northwest Development Company.

These settlements provide for cash payments and an interest-bearing escrow deposit, together valued at more than \$4.5 million, to be used for site cleanup. Some of these funds will be available to the Federal Natural Resource Trustees for use, if needed, in mitigation of any natural resources damages.

SITE NAMED MODIFIED.

In 1997, the name of the site was changed to *Northwest Pipe and Casing/Hall Process Company*. The name change reflected EPA's determination that both Hall Process Company and Northwest Pipe and Casing Company were principal operators of pipe coating facilities at the site and that activities of both companies likely contributed to the site's contamination.

Upcoming Activities

This summer EPA will ask for public comments on the proposed plan for the Northwest Pipe and Casing/Hall Processing Company Superfund Site. The plan will present and discuss several cleanup options EPA considered for the site and describe EPA's preferred option.

Anyone on EPA's Northwest Pipe and Casing / Hall Processing Company mailing list will be sent information on how to comment on the proposed plan and will be sent information about the plan. The comment period for the proposed plan will also be announced through ads in local newspapers.

The proposed plan, supporting documents and other information about EPA's work at the site will be made available at the site repository. Details

about the site repository can be found in the "For More Information" section at the end of this fact sheet.

Coordination with Other Projects

EPA is continuing to coordinate its site-related activities with other parties conducting activities in the vicinity of the site.

They include:

- S the Oregon Department of Transportation's Sunrise Corridor Project;
- S the Clackamas County Water Department (which is considering stormwater management projects); and
- S Environmental investigations by nearby

property owners.

What's Next?

Presently, EPA is evaluating possible cleanup technologies and methods, a process commonly called a Feasibility Study (FS). At the conclusion of the FS, EPA will propose a preferred cleanup plan, called the Proposed Plan. The Proposed Plan will provide detailed information about the preferred cleanup options and other alternatives considered. A public review of the Proposed Plan will be held, including the opportunity for the public to review the detailed results of the site investigation, risk assessment and other related work.

For More Information

EPA has established a Site Information Repository for the Northwest Pipe and Casing / Hall Processing Company Site at the Clackamas Corner Branch of the Clackamas County Library located at: 11750 SE 82nd Avenue, Suite D. It is at the corner of the Clackamas Town Center Mall parking lot. You may review information about EPA's Superfund Program and about the Northwest Pipe and Casing Site at the repository. For additional information please call:

Alan Goodman, EPA Project Manager in Portland **503 326-3685**

E-Mail Address: GOODMAN.AL@EPA.GOV

-OR-

USEPA toll free at 1 800 424-4372

Ask the attendant to transfer your call to:

Robert Drake, Community Relations Coordinator **206 553-4803**

E-Mail Address: DRAKE.ROBERT@EPA.GOV

TDD Line **206 553-1698**

Additional services can be made available on request to persons with disabilities.

VISIT THE EPA REGION 10 INTERNET HOME PAGE AT **[HTTP://WWW.EPA.GOV/R10EARTH/R10.HTML](http://www.epa.gov/r10earth/r10.html)**



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